

REAL ESTATE AT AUCTION

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REAL ESTATE FOR EXCHANGE

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LONG ISLAND REAL ESTATE

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Wake up! You Speculators Home-Seekers and Builders THINK OF THIS!! HUNT'S POINT—Bronx—LOTS

Held for 30 years by prominent English interests, and recently ordered closed out to the highest bidders,

WERE SACRIFICED LAST SATURDAY

For as Little as \$250

But—regardless of these low prices—every lot must be sold for whatever it may bring, "at your own price"!

By order of the New York City Freehold Estates Corp., Ltd.
21 IRONMONGER LANE, LONDON, ENGLAND

Continuation Absolute Auction Sale

TO-MORROW

AFTERNOON AND EVENING

at 2 P. M. and 8 P. M. in HUNT'S POINT PALACE
Hunt's Point Square, Southern Boulevard and 163d St.

All of the Remaining Unsold

995 Hunt's Point New York City LOTS

On Tiffany Street, Randall Avenue, Manida Street and adjoining thoroughfares
INCLUDING SOME OF THE BEST LOTS IN THIS SALE

Many of the Lots face on Streets that are
Paved, Curbed, Sewered and Assessments Paid

70% on Mortgage
Title Policies Free

To visit Property, or attend sale, take Lexington Ave.-Pelham Bay Park Subway (East Side) to Hunt's Point Ave. Station.

67 Liberty Street
New York City

Telephone
Cortlandt 0744

Joseph Day
Auctioneer Inc.

TO MAKE MONEY, BUY LOTS ON THE EDGE OF A BIG TOWN

One of the fastest-growing centers of population in the City of New York is JAMAICA, in the Borough of Queens.

In Tax-Exempt Building Zone

JAMAICA and FAR ROCKAWAY

trolley line runs close to the

325 Springfield JAMAICA Lots

between Rockaway Boulevard and New York Boulevard, at Farmers Ave., 147th Ave. and 150th Road.

Send for
Bookmap

Go Visit This Property Today!

PORTER ESTATE ABSOLUTE AUCTION

Next Sat., JULY 29th
On Premises, 2 P. M.—Rain or Shine.

Paul Bonyage, Attorney, 111 Broadway, N. Y. C.

67 Liberty Street
New York City

Telephone
Cortlandt 0744

Joseph Day
Auctioneer Inc.

ARTHUR C. SHERIDAN, AUCT'R EXECUTORS' AUCTION NEXT SATURDAY

at 4 P. M. at 5 P. M.

In the large reception hall of the mansion house.
By order of the Executors
Morris Wornser, Esq. and Farmers Loan & Trust Co.

Beautiful Summer Residence of the late
MRS. JULIA SELIGMAN
ON OCEAN AVENUE

DEAL, N. J.

Magnificently Fitted & Appointed
Furnished Residence
on 8 Improved Acres.

Large frontage on Ocean Ave. & the Ocean.

75% MAY REMAIN ON MORTGAGE

BOOKLET OF SALES FROM ARTHUR C. SHERIDAN, Inc., 152 B'way, N. Y.

REAL ESTATE BROKERS
JERE JOHNSON JR. CO.
REAL ESTATE AUCTIONEERS
112 MONTAGUE STREET, BROOKLYN

REAL ESTATE BROKERS
GOODWIN
149 WEST 57th
CIRCLE 6095

REAL ESTATE BROKERS
MANAGEMENT
Of Manhattan Real Estate
RULAND & BENJAMIN
14 East 48th St., Vanderbilt 9363

REAL ESTATE BROKERS
JOSEPH MILNER
COMPANY
REAL ESTATE
105 5th Ave. Tel. Vanderbilt 3607

MANHATTAN REAL ESTATE

TAX EXEMPT

Country and City Combined

Artistic 2-Family Houses

5 ROOMS ON LOWER FLOOR

6 ROOMS ON UPPER FLOOR

with every modern improvement.

2-car garage. Lot 25x100. Location ideal for children—free from cars and automobile traveling. Only 5 minutes from subway and surface lines.

SATISFACTORY TERMS

ARRANGED.

PARK TERRACE WEST,

217th ST.

2 blocks from 215th St. Subway, West Side Branch.

APPLY

SHRODER & KOPPEL,

347 Madison Ave.

Or Your Own Broker

Your School

Should be prominently

located in N. Y.

So that it becomes familiar

to every one.

Large Corner Residence, well

adapted to this use, is for sale

on easy terms.

SLAWSON & HOBBS

102 W. 72nd St.

Large & Small Investments

CORNERS: Washington Heights 100x100.

High class elevator—Seven stories, 30

apartments. Income \$45,000. Price \$250,-

000. Excellent terms.

WEST SIDE: Vicinity 10th Street Broad-

way Subway. High class, six story ele-

vator. \$75,000. 4 apartments on a floor.

Income \$29,000. Price asking, \$220,000.

WEST BRONX CORNER: Tax exempt.

500 sq. ft. lot. 120x120 ft. 30, 45, 50

ave. story. \$55,000. Price \$150,000.

EAST BRONX: 41x125. Five story walk-

up. 48, 48. Income \$5,000. Price \$65,000

asking.

For further particulars inquire

E. J. MAAS REALTY CO., Inc.

5410 Broadway. Phone Audubon 7084.

TO LET FOR BUSINESS PURPOSES

411 FIFTH AVENUE

Northeast Corner 37th St.

Exceptionally Light

Offices—Showrooms—Loft

850 to 3300 Square Ft.

REASONABLE RENTALS

Immediate Possession

Inquire of Supt. or Phone Rector 1713

Brooklyn

BUSINESS PROPERTY

THREE stories and cellar brick store prop-

erty; good condition; two 6-room apart-

ments; electricity; furnace; immediate pos-

session of store. Price \$16,000, on easy

terms. Located at 721 3d av., near 78th st.

SUMMER HOMES TO RENT

Brighton Beach L. Sheepshead Bay

station. Then by boat to

Rockaway Point.

Boats to Rockaway Point leave every

half hour, 9 A. M. to 8 P. M.

Rockaway Point Co., Inc.

153 Remsen St., Brooklyn.

Real Estate for Exchange

Add a little cash and obtain a desirable Investment Property for something you wish to dispose of, whether a dwelling, a tenement, farm or country place.

Department of Exchange in charge of Chas. F. Noyes, Joseph D. Cronan and Thos. D. McBride of our staff. Ask for Details by Numbers.

(No. 265)—South of Fulton St., just east of Broadway. A 12 story office building on a plot of 3100 sq. ft. Rents \$84,000. Expenses, including interest on mortgage, \$45,900. New income on investment of \$310,000 equals \$38,100. Price \$550,000. Mortgage, \$240,000 @ 6%, 5 years. Attractive terms arranged.

(No. 267)—A new six story modern building in the heart of the financial district. Ideal for industrial occupancy by a stock exchange house or for corporation offices. Price \$300,000. Mortgage \$175,000 at 6%, 4 1/2 years to run. Half cash and half trade.

(No. 269)—A Broadway Office Building; prominent corner; 15 stories; 7,800 sq. ft. Price \$1,250,000. Mortgage \$800,000 at 5 1/2%, 10 years. Rents \$160,000. Net income of \$45,000 on equity of \$450,000.

(No. 278)—A comparatively new four story office building on a William St. Subway corner. Price, \$200,000. Mortgage, \$75,000. 000, due 1926, and \$55,000, due 1929. Rents, \$16,600. Rented to 3 tenants of the very highest grade for a term of years.

(No. 288)—An 8-story fireproof loft building at 10th St. near Broadway. Price, \$200,000. Mortgage, \$93,000. Rents, \$24,000. Cash and trade, \$107,000.

(No. 290)—A 12-story downtown Broadway Office Building. Price, \$750,000. Rent, \$99,500. Cash required, \$150,000. Balance in trade and purchase money mortgage.

Any firm needing 25,000 to 40,000 sq. ft. of space south of Canal St., can obtain in trade exceptionally well constructed building. Country property or city house taken in part payment.

Further information, with diagram, plans and photographs of any of the above buildings furnished on request.

We have many small store and loft buildings, dwellings, tenements and apartments that are offered for exchange.

Send in exact details of any properties you wish to sell for cash or exchange.

Chas. F. Noyes Co.

118 William St. For 35 years we have specialized in the sale, rental, exchange and management of Real Estate. Phone John 2000

Large Queens Acreage

FOR EXCHANGE
Land is suitable for Development or Country Club
EXCELLENT TRANSIT FACILITIES
Value \$600,000—Free and Clear
Owner will add adequate amount of cash for suitable income property.

907 Broadway HESS Ashland 1500

WESTCHESTER COUNTY REAL ESTATE WESTCHESTER COUNTY REAL ESTATE

STERLING PROPERTIES IN THE HILLS BACK OF RYE

Kenneth Ives & Co. Selling Agents
17 EAST 42D ST., NEW YORK
PHONE MURRAY HILL 6537

HOME-SEEKERS WITH VISION have begun to appreciate the extraordinary possibilities for varied and distinctive architectural treatment offered by this unusually beautiful residential area. Available in divisions of one or more acres under protective restrictions. Exceptional facilities for the enjoyment of all out-door activities within easy reach.

Maps and particulars on request. Also appointments for inspection.

NEW JERSEY REAL ESTATE NEW JERSEY REAL ESTATE

BIGGEST HOME BARGAIN OF THE YEAR

THIS CUT WAS TAKEN FROM AN ACTUAL PHOTOGRAPH OF THE HOUSE ITSELF

\$3,500 SECURES TITLE AND OCCUPANCY

8 VERY LARGE ROOMS, 2 TILED BATHS, HUGE OPEN FIREPLACE, A 2-CAR GARAGE AND SHADY PLOT 110 FT. ON THE STREET BY 182 FT. DEEP, WITHIN 100 FT. OF THE WATER'S EDGE IN ONE OF THE MOST ATTRACTIVE OF N. Y. CITY'S LARGER RURAL SUBURBS. WIDE VERANDAS AND BEAUTIFUL DECORATED WORK ADD TO THE MANY ATTRIBUTES OF THIS BEAUTIFUL COLONIAL HOME. 700 FT. ELEVATION. IDEAL LIVING CONDITIONS. HIGH CLASS RESIDENTIAL NEIGHBORHOOD. FOR FULL DETAILS TEL. M. J. BOLCHER, 170 REMSEN ST., N. Y. C. TEL. 121 COT. EASY TERMS. MORTGAGE TOTAL \$12,500.

Special Jersey Farm Bargains \$1,000 Buys 50 Acre Farm

Owner must sell, biggest bargain in state, bungalow design home, summer kitchen, newly decorated, piped for running water, barn, 3 poultry houses, 300 cap. toolhouse, wagon shed, pig sty, corncrib, beautiful shade, near thriving town and navigable river; depot, schools, etc.; handy; 35 acres tillable, stream watered pasture, balance oak and spruce timber; apple, peach, pear orchards, grape vineyard, other fruits. Sacrifice price only \$2,000, half cash, easy terms. Full details page 18, illus. cut. 150 Jersey Bargains. STOCK, TOOLS, CROPS.

400 chickens, pair fine horses, 4 thoroughbred cows, 6 pigs, power engine, corn sheller, thrasher, feed mill, fodder cutter, wagons, milk route with equipment, all farm machinery and growing crops, with nearly 30-acre money-making fertile farm, few minutes' drive active R. R. town with creamery and high school; 2 acres timber, balance planted fields and stream pasture; apple orchard, other fruits, berries, grapes, etc.; beautiful shade; 2-room house, many conveniences; large barn, 4 poultry houses, pig sty, corncrib, granary, etc. Owner must sell quickly; low price \$4,500 takes all, half cash, easy terms. Full details page 24, illus. cut, many bargains throughout the state. FREE copy: NEW JERSEY FARM AGENCY, 164 S. Nassau St., New York City.

—MONTCLAIR \$20,000 White Colonial Residence, 2nd floor, 10 rooms, 2 baths, large living room (fireplace), solarium with fireplace, paneled dining room, butler's kitchen, 2 bedrooms, 3 baths, oak floors, copper leaders-gutters; garage; 6 minutes' walk station, school, stores.

\$38,000 English Mountainide Residence, 11 rooms, 2 baths, beautiful grounds, 130x230. Accommodations for 3 cars and 2 horses. Has been held at \$50,000.

H. S. CONNOLLY & CO. Opp. Lackawanna Station, Montclair.

DEFECTIVE TITLES are a financial quicksand. If you possess titles to real estate insure them and avoid possible future loss. We specialize in Bergen and Morris County real estate titles. Write for our booklet.

North Jersey Title Insurance Co. HACKENSACK MORRISTOWN

QUEENS REAL ESTATE

Kew Gardens, L. I. Edgeworth Smith, Inc., 1 W. 34th St. Sole Agent. Phone 5250.

The Queensboro Corporation 60 East 42nd St., Cor. Madison Ave.

LONG ISLAND REAL ESTATE

I. G. WOLF. Exceptional bargains in the North Shore. 1270 B'way, N. Y.

ALONG THE SOUTH SHORE Desirable Properties for sale or rent. Furnished Cottages. JEREMIAH ROBBINS, Main Street, Tel. Babylon 22

REAL ESTATE WANTED

Wanted in Westchester County & Long Island Have clients wishing to buy high class properties in these sections. Send description and photos at once.

Hugh J. McGinley, 17 E. 42d St. Specialist in High Class Estates Everywhere.

THE BEST IN LAKEWOOD ESTATES FARM COUNTRY HOMES SMOK AGENCY INC. 124 2nd ST. LAKEWOOD, N. J.

SUMMIT, N. J. And the hill Country near by NO BETTER PLACE TO LIVE Sacrifice at \$25,000, 3 1/2 acre estate; 12 rooms, 3 baths, all improvements; garage, orchard, etc., pre-war cost over \$45,000.

EUGENE JOBS-H.F. BECK CO. Realtors, Opp. Sta., Summit, N. J.

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